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July 5, 2007

Mary Levine, Acting General Counsel  
Michigan State Housing Development Authority  
P.O. Box 30044  
Lansing, MI 48909

Dear Ms. Levine,

On behalf of the Michigan Municipal League, I am writing to express support for and request that the Low Income Housing Tax Credit Allocation Plan include a set-aside for federal low income housing tax credits dedicated toward developing affordable rental housing in the downtowns of Michigan's cities, towns and villages.

The Michigan Municipal League has been working with MSHDA and other public and private entities on programs related to creating vibrant cities, towns and villages. The goal is to create new or change existing programs that will meet the development needs of Michigan's communities by creating walkable downtowns with flourishing retail districts, exciting cultural opportunities, good paying jobs, affordable housing and educational opportunities. The effort is meant to create communities that will attract and retain young talented workers and their employers in order to generate long term economic growth in the state of Michigan.

Research indicates that two-thirds of college graduates age 25-34 look for a place to live first, then for a job (Yaneklovich 2006 for CEO's for Cities). Furthermore, work done by Zimmerman/Volk Associates, a residential market analysis consulting firm, has found many of these people to be single, prefer renting to buying and communities that add to their quality of life through cultural, social and entertainment offerings; where walking is encouraged and various transportation opportunities are readily available. Investing in Michigan's cities, towns and villages and creating vibrant downtown areas through mixed-use development is essential to capturing this group.

The Authority's Low Income Housing Tax Credit Allocation Plan provides an excellent opportunity for furthering re-development of our communities. The Michigan Municipal League supports this effort and requests that a portion be allocated toward creating the kinds of development that will help to create vibrant downtowns in our communities. Thank you for your consideration.

Sincerely,

Arnold Weinfeld, Director  
Public Policy and Federal Affairs  
Michigan Municipal League

State and Federal Affairs Division

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